128.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	777,300 / 777,300
					USE VALUE:	777,300 / 777,300
					ASSESSED:	777,300 / 777,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANANDHAR UDAY
Owner 2:	
Owner 3:	
Street 1:	36 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MANANDHAR UDAY -
Owner 2:	KRIZ KATRIN -
Street 1:	36 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1693 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5588.000	301,500	5,700	470,100	777,300
Total Card	0.128	301,500	5,700	470,100	777,300
Total Parcel	0.128	301,500	5,700	470,100	777,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.13 /Parcel: 459.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	301,500	5700	5,588.	470,100	777,300		Year end	12/23/2021
2021	101	FV	292,800	5700	5,588.	470,100	768,600		Year End Roll	12/10/2020
2020	101	FV	292,700	5700	5,588.	470,100	768,500	768,500	Year End Roll	12/18/2019
2019	101	FV	239,600	5700	5,588.	440,700	686,000	686,000	Year End Roll	1/3/2019
2018	101	FV	239,300	5100	5,588.	364,300	608,700	608,700	Year End Roll	12/20/2017
2017	101	FV	239,300	5100	5,588.	335,000	579,400	579,400	Year End Roll	1/3/2017
2016	101	FV	239,300	5100	5,588.	305,600	550,000	550,000	Year End	1/4/2016
2015	101	FV	226,100	5100	5,588.	299,700	530,900	530,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANANDHAR UDAY,	1443-25		10/3/2013	Estate/Div	1	No	No		
PERRY C ELEANOR	1287-99		7/9/2004		469,000	No	No		
	770-71		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2019	666	Wood Dec	4,000	C				
6/17/2010	704	Re-Roof	4,200					

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5588		Sq. Ft.	Site		0	80.	1.05	9									470,112						470,100	

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 82671
GIS Ref:
GIS Ref:
Insp Date: 02/24/18

!9988!

PRINT

Date	Time
12/30/21	09:54:33

LAST REV

Date	Time
11/06/19	10:44:35

danam

PAT ACCT.: 9988

USER DEFINED

Prior Id # 1:	82671
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
11/15/2008	Meas/Inspect	197	PATRIOT
12/6/2004	MLS	MM	Mary M
12/6/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Total AC/HA:	0.12828	Total SF/SM:	5588	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	470,112	Spl Credit		Total:	470,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00969911
Adj $ / SQ:	184.018
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409707
Depreciation:	108163
Depreciated Total:	301545

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

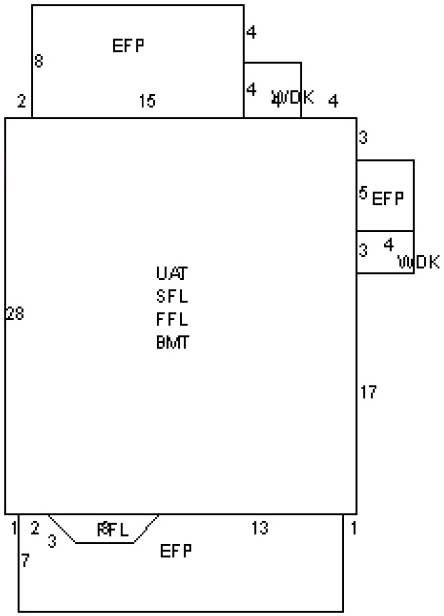
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	184.02
Special Features:	0	Val/Su Net:	115.78
Final Total:	301500	Val/Su SzAd	213.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	713	184.020	131,205
BMT	Basement	700	69.560	48,691
SFL	Second Floor	700	184.020	128,812
EFP	Enclos Porch	288	37.030	10,666
UAT	Upper Attic	175	73.610	12,881
WDK	Deck	28	16.160	452

Net Sketched Area: 2,604 | Total: 332,707

Size Ad 1413 | Gross Area 3129 | FinArea 1693

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

128.0-0001-0015.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	101			5,100			5,100
19	Patio	D	Y	1	11X12	A	AV	2000	5.09	T	15.2	101			600			600

More: N | Total Yard Items: 5,700 | Total Special Featues: | Total: 5,700